166.0	0001	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	773,200 / 773,200
					USE VALUE:	773,200 / 773,200
					ASSESSED:	773,200 / 773,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
39		ASHLAND ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LOVOI MARY P/TRUSTEE
Owner 2:	MARY P LOVOI LIVING TRUST
Owner 3:	
Street 1:	39 ASHLAND ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	LOVOI MARY P -
Owner 2:	-
Street 1:	39 ASHLAND ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,580 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Aluminum Exterior and 1864 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5580.000	358,600	3,400	411,200	773,200
Total Card	0.128	358,600	3,400	411,200	773,200
Total Parcel	0.128	358,600	3,400	411,200	773,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 414.81 | /Parcel: 414.8

Legal Description

User Acct 109769

GIS Ref

GIS Ref

Insp Date 08/03/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 166.0-0001-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	358,700	3400	5,580.	411,200	773,300	773,300	Year End Roll	12/18/2019
2019	101	FV	274,800	3400	5,580.	411,200	689,400	689,400	Year End Roll	1/3/2019
2018	101	FV	283,100	3400	5,580.	364,200	650,700	650,700	Year End Roll	12/20/2017
2017	101	FV	283,100	3400	5,580.	305,400	591,900	591,900	Year End Roll	1/3/2017
2016	101	FV	283,100	3400	5,580.	305,400	591,900	591,900	Year End	1/4/2016
2015	101	FV	267,000	3400	5,580.	264,300	534,700	534,700	Year End Roll	12/11/2014
2014	101	FV	267,000	3400	5,580.	255,500	525,900	525,900	Year End Roll	12/16/2013
2013	101	FV	267,000	3400	5,580.	243,200	513,600	513,600		12/13/2012

!12844!

PRINT

Date	Time
12/11/20	02:52:39

LAST REV

Date	Time
08/09/18	15:36:20

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12844

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LOVOI MARY P,	61963-446		6/6/2013	Convenience	1	No	No		
LOVOI MARY P/ET	48629-590		12/8/2006	Family	192,000	No	No		
BYRNE TIMOTHY P	32604-473		4/2/2001		460,000	No	No		
DOOLING VIRGINI	26836-338		11/19/1996		259,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/17/2010	118	Manual	21,831					FINISH ATTIC STORA
12/8/1997	730	Manual	5,000					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
8/3/2018	MEAS&NOTICE	CC	Chris C
6/3/2010	Info Fm Prmt	BR	B Rossignol
12/22/2008	Measured	294	PATRIOT
7/10/2001	MLS	MM	Mary M
1/24/2000	Inspected	264	PATRIOT
12/21/1999	Mailer Sent		
12/8/1999	Measured	243	PATRIOT
7/22/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	109769
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5580		Sq. Ft.	Site		0	70.	1.05	8									411,181						411,200	

Total AC/HA:	0.12810	Total SF/SM:	5580	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	411,181	Spl Credit		Total:	411,200				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.26260209
Const Adj.:	0.98990101
Adj $ / SQ:	156.231
Other Features:	70550
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	440586
Depreciation:	81949
Depreciated Total:	358637

COMMENTS

OF=SINK IN BMT, PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3		Baths: 1				HB			

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

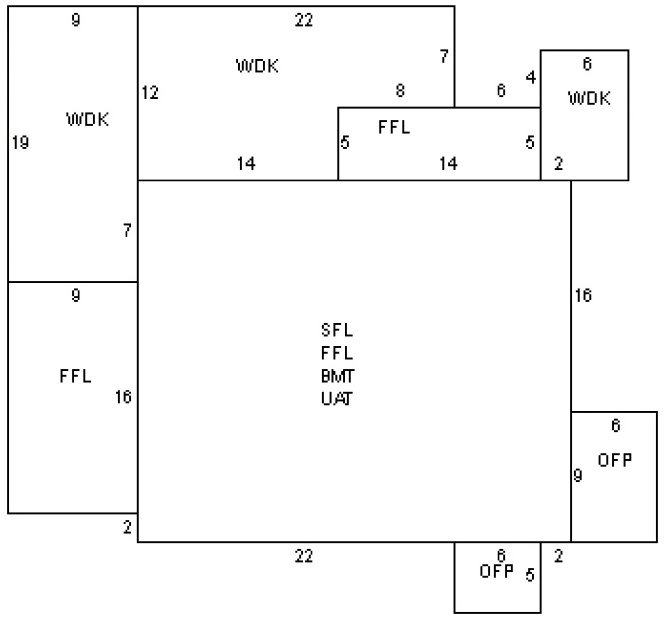
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	171.85
Special Features:	0	Val/Su Net:	112.59
Final Total:	358600	Val/Su SzAd	209.22

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	964	156.230	150,607
BMT	Basement	750	46.870	35,152
SFL	Second Floor	750	156.230	117,174
WDK	Deck	449	8.140	3,657
UAT	Upper Attic	188	108.740	20,388
OFP	Open Porch	84	35.780	3,005
	Net Sketched Area:	3,185	Total:	329,983
Size Ad	1714	Gross Are	3747	FinArea 1864

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	80	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

166.0-0001-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X19	A	AV	1926	26.96	T	40	101			3,400			3,400

More:	N	Total Yard Items:	3,400	Total Special Featues:	Total: 3,400